

# **TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:**

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** and **ECONOMIC OPPORTUNITY ADVISORY BOARD** will hold a regular meeting on **Tuesday, March 14, 2023 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

## **AGENDA**

### **A. STANDING BUSINESS**

1. Welcome and Designation of Chair and Members
2. Approval of Meeting Minutes for February 14, 2023

### **B. PUBLIC HEARING – 7:05**

1. Recommendation to consider a minor subdivision amendment request from Brad Murray for property located at 987 South 500 West, Vernal, Utah, – 2023-002-SUB - Gabby Blackburn
2. Recommendation to consider a rezone request from Jacob Fleming and Quinton Daniel for property located at 72 East and 82 East 500 South, Vernal, Utah, to rezone the property from R-3 Residential zone to R-4 Residential zone – 2023-001-REZ – Gabby Blackburn

### **C. ADJOURN**

# MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Council Chambers - 374 East Main Street, Vernal, Utah

February 14, 2023

7:00 pm

**Members Present:** Brandon Parker, Brian Eades, Stephen Lytle and Troy Allred

**Members Excused:** Corey Foley

**Alternates Present:** Ryan Pugh

**Alternates Excused:** Randal Mills

**Staff Present:** Gabby Hawkes Blackburn, Assistant City Manager; Matthew Tate, Building Official; and Gay Lee Jeffs, Administrative Secretary.

**WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Chair, Brandon Parker, welcomed everyone present to the meeting.

**APPROVAL OF MINUTES FROM January 3, 2023 and January 10, 2023:** Chair asked if there were any changes to the minutes from January 3, 2023 and January 10, 2023. Corrections were made. *Brian Eades moved to approve the minutes of January 3, 2023 and January 10, 2023 with corrections. Troy Allred seconded the motion. The motion passed with Brandon Parker, Brian Eades, Stephen Lytle, Troy Allred and Ryan Pugh voting in favor.*

## **RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE SECTION 16.08.030 COMPENSATION – ORDINANCE 2023-05**

Gabby Hawkes Blackburn stated that the City Council had added a \$75.00 compensation for each Planning Commission member to the Vernal City budget this year. The current ordinance states that Commission members will serve without compensation except to be reimbursed for reasonable expenses. This amendment coming before the Planning Commission is not considered to be a conflict of interest because it is up to the City Council to approve any compensation. Brandon Parker voiced that he thought the compensation would be used as a tool to join the Planning Commission and that for him it is not needed. Stephen Lytle stated that it is not that much money and that having an incentive might help fill positions on the Commission.

Chair Brandon Parker opened the public hearing to receive comments from the public. There being no public comment, Chair, Brandon Parker, closed the public hearing.

*Ryan Pugh moved to forward a positive recommendation as presented to the City Council to amend the Vernal City Municipal Planning and Zoning Code Section 16.08.030 Compensation – Ordinance 2023-05. Brian Eades seconded the motion. The motion passed with Brandon Parker, Brian Eades, Stephen Lytle, and Ryan Pugh voting in favor.*

## **RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY**



**MUNICIPAL PLANNING AND ZONING CODES TO COMBINE THE DEFINITION OF SIGN INCLUDING SECTIONS: 16.04.495, 16.04.497, 16.04.500, 16.04.505, 16.04.510, 16.04.512, 16.04.515, 16.04.520, 16.04.525, 16.04.535, 16.04.540, 16.04.545, 16.04.550, 16.04.555, 16.04.560, 16.04.565, 16.04.570, 16.04.575, 16.04.580, 16.04.585, 16.04.590, 16.04.595, 16.04.600, 16.04.610, 16.04.615, 16.04.620, 16.04.625 AND 16.04.630 – ORDINANCE 2023-04**

Gabby Hawkes Blackburn stated that this amendment was to combine all the sign definitions into one section of the Code. The definitions are currently in several different sections of the Code. Ms. Blackburn went on to say that the Planning Commission could combine all definitions into one section of the Code which would make it easier for anyone looking for definitions to find in one place.

Chair Brandon Parker opened the public hearing to receive comments from the public. There being no public comment, Chair, Brandon Parker, closed the public hearing.

The Commissioners liked the idea of simplifying the Code and putting all definitions into one section of the Code.

*Brian Eades moved to table the proposed amendment of the Vernal City Municipal Planning and Zoning Codes to Combine the Definition of Sign including Sections: 16.04.495, 16.04.497, 16.04.500, 16.04.505, 16.04.510, 16.04.512, 16.04.515, 16.04.520, 16.04.525, 16.04.535, 16.04.540, 16.04.545, 16.04.550, 16.04.555, 16.04.560, 16.04.565, 16.04.570, 16.04.575, 16.04.580, 16.04.585, 16.04.590, 16.04.595, 16.04.600, 16.04.610, 16.04.615, 16.04.620, 16.04.625 and 16.04.630 – Ordinance 2023-04 until all definitions can be moved to one Section of the Code. Stephen Lytle seconded the motion. The motion passed with Brandon Parker, Brian Eades, Stephen Lytle, and Ryan Pugh voting in favor.*

**RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE REGULATING R-4 PARKING, SECTION 16.27.070 MINIMUM AREA REQUIREMENTS, AND SECTION 16.26.120 PARKING SPACE REQUIREMENTS – ORDINANCE 2023-02**

Gabby Hawkes Blackburn explained that this ordinance amendment is looking at the parking and landscaping requirements in the R-4 zone only. Previous staff suggested that the landscaping requirements be cut from thirty (30) percent to twenty (20) percent. Vernal City Code currently stipulates 2.5 parking spaces in the R-4 zone. Brian Eades asked if the reason for this number of parking spaces is because of the equipment from the oil field. Brandon Parker stated that there are a lot of company trucks and that is the reason. Ms. Blackburn informed that there would also be a mix of trees and shrubbery in the landscaping. Ms. Blackburn reminded the Commission that they do not have to make any changes if they like the ordinance the way it is. Mr. Parker mentioned that R-4 zones are usually rental properties and that landscaping can draw people to the residence. Ryan Pugh proposed meeting somewhere in the middle for landscaping and parking in the R-4 zone.

*Brian Eades moved to forward a positive recommendation to the City Council to amend the Vernal City Municipal Planning and Zoning Code Regulating R-4 Parking, Section 16.27.070 Minimum Area Requirements to twenty-five (25) feet, and Section 16.26.120 Parking Space*

Vernal City Planning Commission Minutes

February 14, 2023

93 *Requirements to two (2) spaces – Ordinance 2023-02. Ryan Pugh seconded the motion. The*  
94 *motion passed with Brandon Parker, Brian Eades, Stephen Lytle, and Ryan Pugh voting in*  
95 *favor.*

96  
97 **ADJOURN:** There being no further business, *Ryan Pugh moved to adjourn. Brian Eades*  
98 *seconded the motion. The motion passed with a unanimous vote, and the meeting was*  
99 *adjourned.*

100  
101  
102  
103  
104  

---

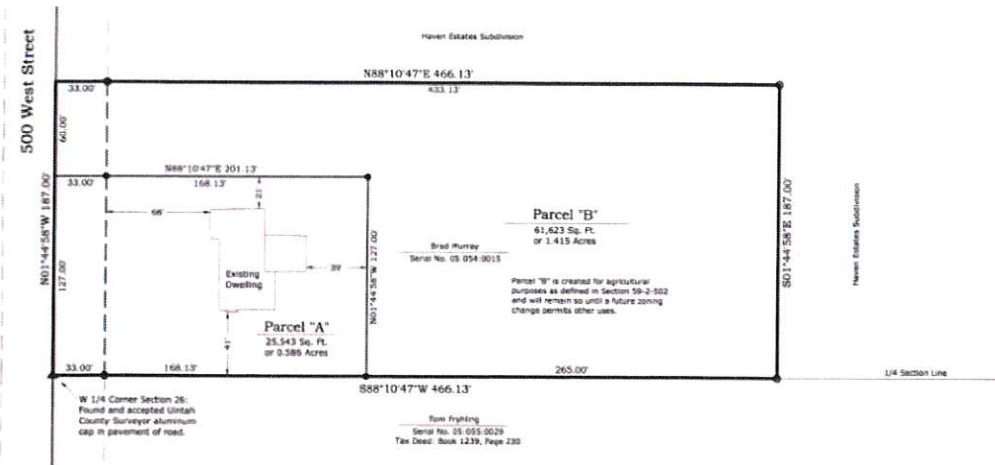
Brandon Parker, Planning Commission Chair



# Vernal City Planning Commission Staff Report 3/8/23

## Minor Subdivision 987S 500 w

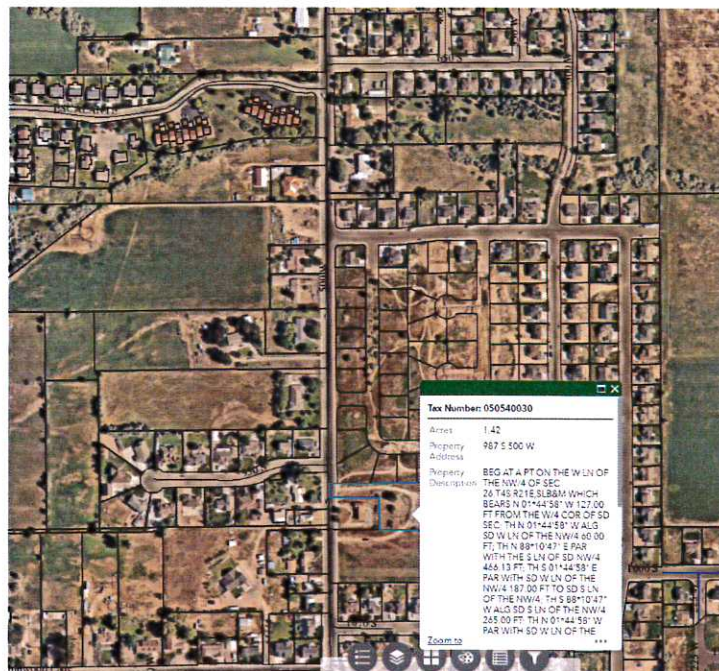
**Background:** Brad Murray did an agricultural subdivision on property he owns in 2013

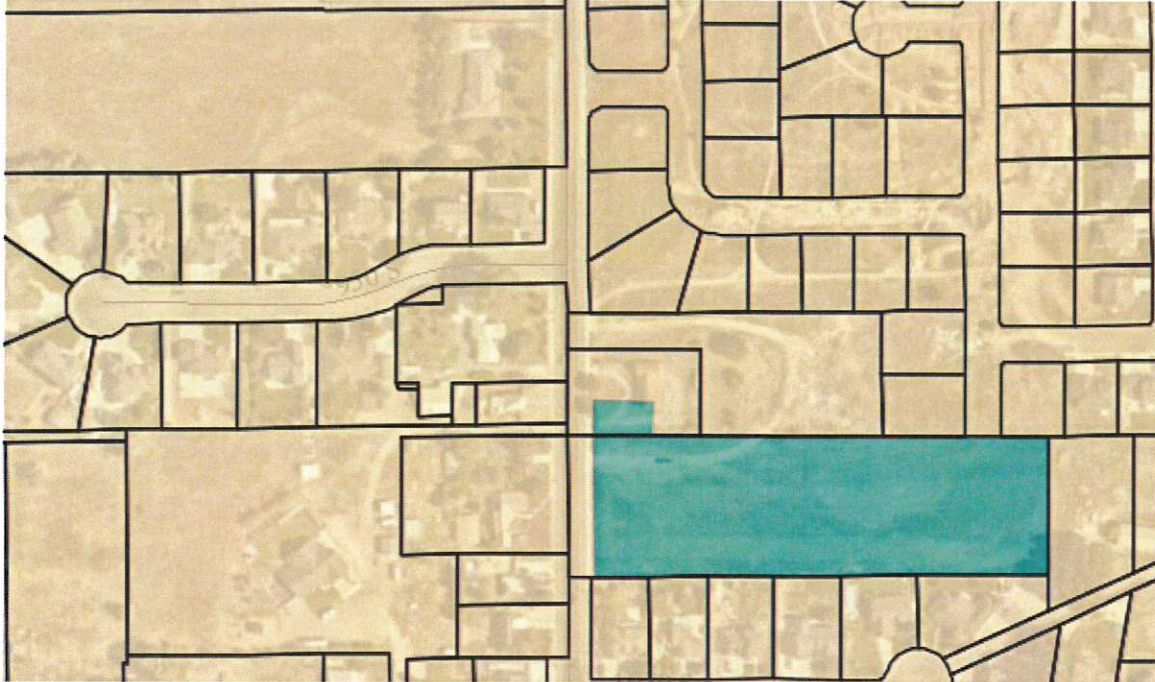


The State of Utah allows for agricultural subdivisions to be exempt from typical subdivision processes (Planning Commission and City Council approval) however, these lots are not buildable. \*this language is clearly stated on the recorded subdivision plat referenced above\*. Now the owner would like to go through the typical process to make it buildable.

**Location:** 987 S 500 W 05:054:0030

Zone: RA1





Approx 54' of frontage shown in blue. The minimum width for a single family dwelling in the RA1 zone is 70' So this is not enough for a typical RA-1 zone lot, however, in section 16.24.060 it specifies that residential use of a flag lot or panhandle shaped lot in residential zones shall be permitted providing there is no other way to subdivide the parcel.

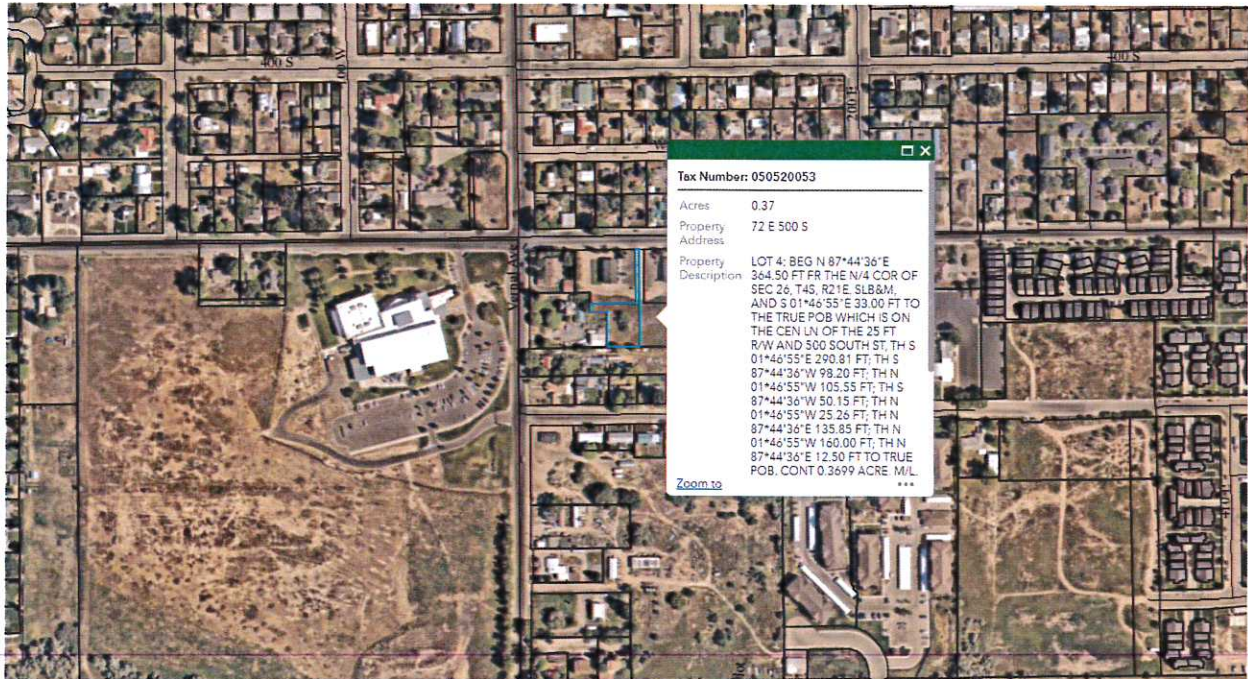
- This parcel meets the size requirements for a building lot in RA-1
- This parcel meets the requirements of a flag lot
- This parcel is previously in existence as an agricultural lot and is going through the minor subdivision process to become a buildable lot.
- 24' all weather access strip will be required to access the home.



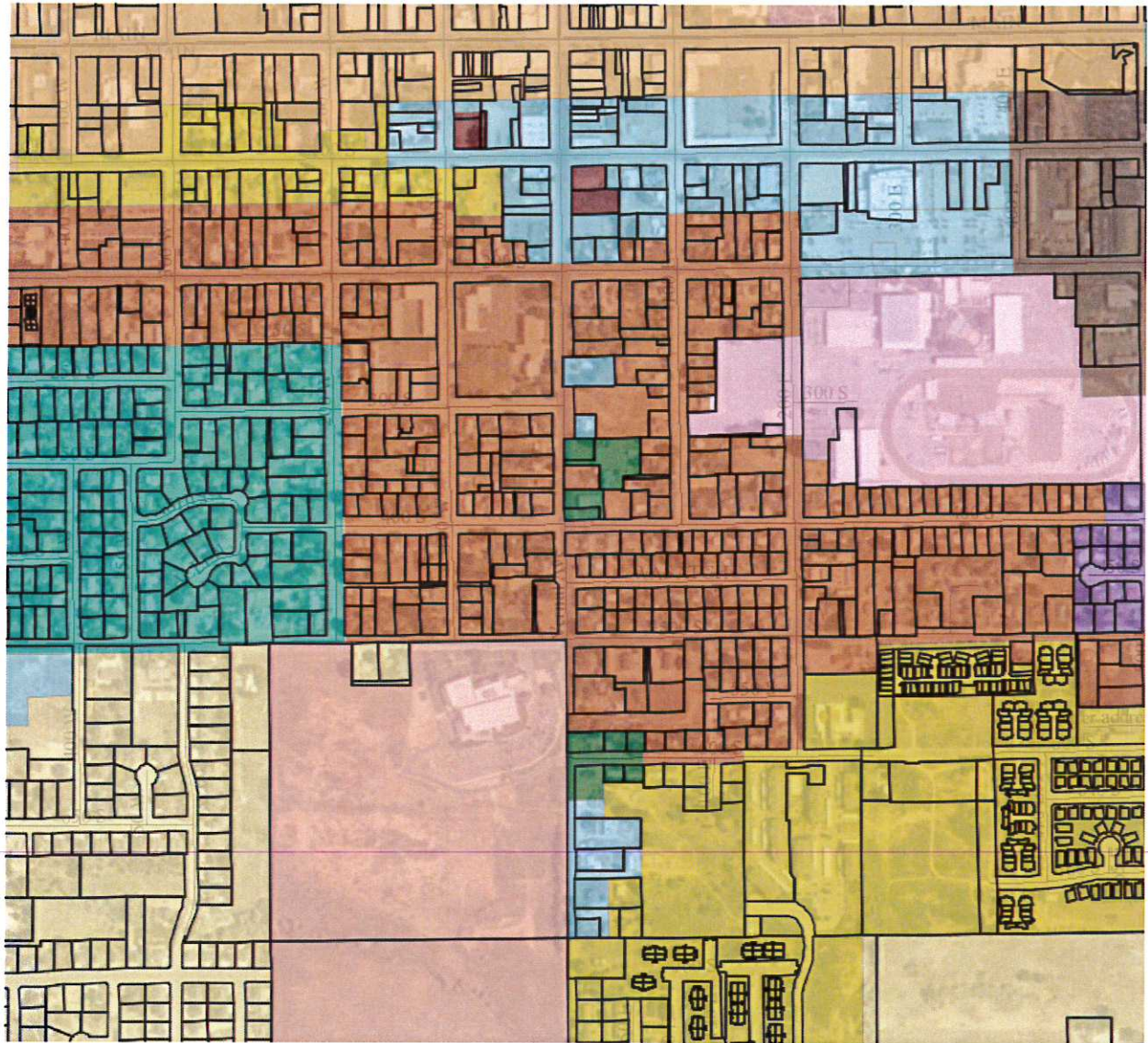
## Re-Zone 72 E 500 S 82 E 500 S

Background: These two lots were illegally subdivided and now neither lot has enough frontage to be buildable. The owner would like to rezone these lots and do a lot line adjustment to make it possible for multi family development on the lots.

### Location:



**Zoning:** Currently R3, Requesting R4







1,600 feet by road to nearest R4 to south (250' as the crow flies)

1,000' by road to the nearest R4 to the east

Example of nearby R4:

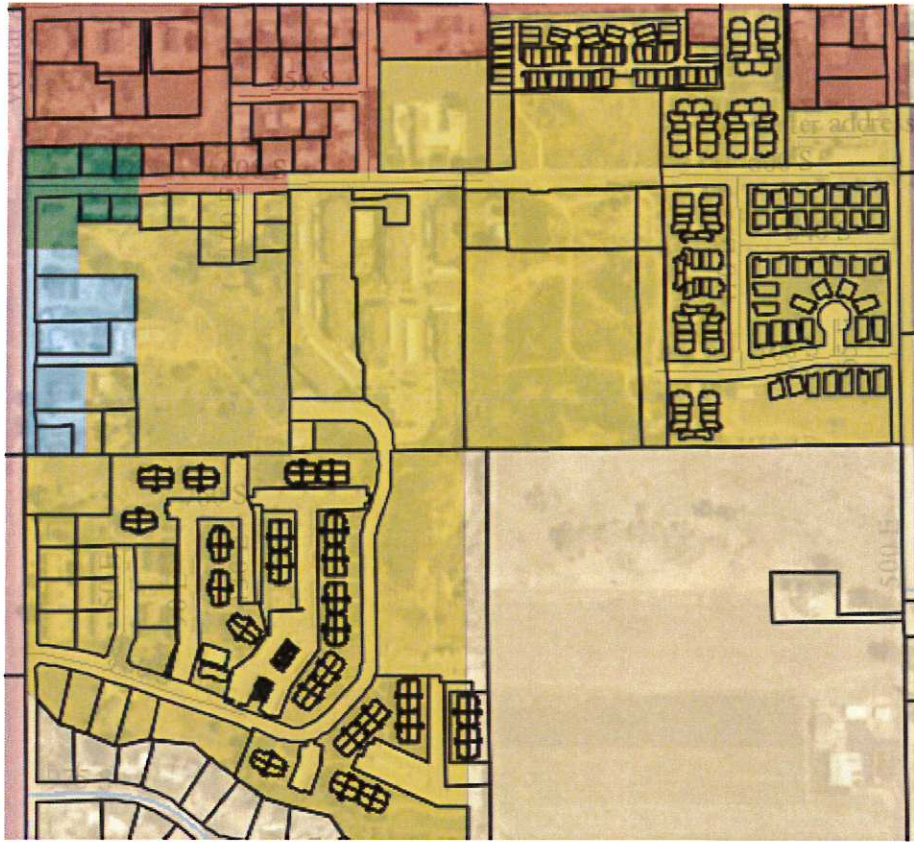




**Vernal City Zoning Map: R4 is Dark Yellow R3 is Orange**



R4/R3 in the area





## R3 uses

USES	R-3
Bed and breakfast	C
Boarding houses	C
Churches	P
Day care nursery	P
Dwelling, internal additional	P
Fences not exceeding seven feet	P
Group dwellings in accordance with Chapter 16.20	P
Home occupations in accordance with 16.22	P
Hospitals and clinics	C
Household pets not exceeding 4	P
Mortuary	C
Portable Storage Container	P
Professional office buildings	C
PRUD	P
Public parking lots	C
Public utility buildings and facilities	P
Rest home	P
Residential facilities for the elderly	P
Residential facilities for the handicapped	P
Schools	P
Signs, monument	C
Signs pertaining to sale or lease of property or professional offices	P
Single family dwelling	P
Temporary storage buildings for construction	P
Tower, amateur radio	P
Tower, low power radio	C
Tower, small cellular	P
Two family dwellings	P

## R4 uses

USES	R-4
Bed and breakfast	C
Boarding houses	C
Churches	P
Day care nursery	P
Dwelling, internal additional	P
Fences not exceeding seven feet	P
Group dwellings in accordance with Chapter 16.20	P
Home occupations in accordance with 16.22	P
Hospitals and clinics	P
Household pets not exceeding 4	P
Mortuary	P
Multiple family dwellings containing thirty (30) or less units	P
Multiple family dwellings containing more than thirty (30) units	C
Portable Storage Container	P
Professional office buildings or group of office buildings	P
PRUD	P
Public parking lots	P
Public utility buildings and facilities	P
Rest home	P
Residential facilities for the elderly	P
Residential facilities for the handicapped	P
Retail establishments	N
Row House	P
Schools	P
Signs, monument	C
Signs - non-flashing, flat	P
Signs pertaining to sale or lease of property or professional offices	P
Single family dwelling	P
Temporary storage buildings for construction	P
Tower, amateur radio	P
Tower, low power radio	C
Tower, small cellular	P
Two family dwellings	P
Urban farm	P
Urban livestock	C
Uses ruled to be similar by the Planning Commission	P
Wedding chapel	P
Wholesale commercial establishment	N

## Notes:

- Rezoning this property will not make it buildable. A lot line adjustment or combination will still need to be done in order to have enough access.
- Rezoning these lots will allow for multi-family dwelling units under 30 units without any prior approvals.